

Article 3: Planned Districts

Division 21: Mission Valley Planned District

Appendix A: Permitted Uses

(Added 7-9-1990 by O-17482 N.S.)

(Amended 6-24-1991 by O-17657 N.S.)

(Amended 4-7-1998 by O-18490 N.S.; effective 1-1-2000.)

Legend: P = Permitted
 - = Not Permitted

L = Subject to Limitations - Uses shall be limited to twenty-five percent (25%) of the gross floor area of permitted uses within the project area. Variances to increase this percentage may be requested.

CUP = Conditional Use Permit

1. Except in the MVR-1 Zone, where a CUP is required for more than 6 children.
2. Permitted in the MVR-3, 4 and 5 Zones only.
3. Neighborhood Commercial uses are limited to twenty-five percent (25%) of the ground floor area of residential developments in the MVR-4 and MVR-5 zones, and are not permitted in the MVR-1, 2 or 3 Zones.

* Not on ground floor.

PERMITTED USES	ALL RESIDENTIAL ZONES
Residential/Compatible Residential	P
Single-family dwellings	P
Boarding and Lodging houses	P
Temporary Real Estate Offices/Model Homes new Subdivisions	P
Institutions/Home - full time child care (Maximum 15 children under 16 years)	CUP
Residential Care Homes for seven (7) or more clients	CUP
Residential Care Homes for six (6) or fewer clients	P
Schools, limited to primary, elementary, junior high and senior high	P
Public Parks and Playgrounds	P
Churches, Temples or buildings of a permanent nature used for religious purposes	CUP(2)
Branch Public Libraries	P
Fraternities, Sororities	CUP
Mobilehome Park	CUP
Mobilehome (1) Watchman	CUP
Housing for the elderly	CUP(3)
Neighborhood Commercial uses per Section 101.0426	L

Any other use which the Planning Commission may find, in accordance with “Process Four”, to be similar in character to the uses, including accessory uses, enumerated in this section and consistent with the purpose and intent of this planned district. The adopted resolution embodying such finding shall be filed in the office of the City Clerk.

COMMERCIAL	MV- CO	MV- CV	MV- CR
Accessory Uses	L	L	L
Advertising, Secretarial & Telephone answering services	P		L
Antique shops		P	P
Apparel shops	L	L	P
Art Stores and Galleries	L	P	P
Automobile & truck sales, Rental agencies (usable vehicles only including automobile paint, repair, body and fender work)			P
Automobile wash			CUP
Automobile paint & repair (including body and fender work)			CUP
Bakeries	L	P	P
Barber shops	L	P	P
Beauty shops	L	P	P
Bicycle shops including rental and repair	L	P	P
Boat sales/rentals agencies	P		
Book stores	L	P	P
Building materials stores			P
Business machine sales display & service	L		P
Childcare Facilities	P	P	P
Churches, Temples or buildings of a permanent nature used for religious purposes	CUP	CUP	CUP
Cleaning & dyeing works (including rugs, carpets, and upholstery) 5,000 sq. ft. or less enclosed			P
Confectioneries	L	P	P
Curtain and drapery shops			P
Custom shops for curtains, draperies, floor coverings upholstery and wearing apparel			P
Dairy stores	L	L	P
Drug stores	L	L	P
Dry cleaning establishments (no truck delivery of finished cleaning)	L	L	P
Dry cleaning & laundry agencies and self-service dry cleaning & laundry establishments	L	L	Ch. 10 Pt. 3 App. 21A 3

COMMERCIAL	MV- CO	MV- CV	MV- CR
Dry goods stores			P
Electronic data processing, tabulating, and record keeping services	P		L
Employment agencies	P		P
Equipment and tool rental establishments (no man-ridden equipment)			P
Financial institutions over 5,000 sq. ft.	L		P
Financial institutions 5,000 sq. ft. or less	P	P	P
Florists 5,000 sq. ft. or less	P	P	P
Food stores	L	L	P
Foreign Language Schools	P		P
Frozen food lockers			P
Furniture stores			P
Gift Shops	L	P	P
Gymnasium and health studios	P	P	P
Hardware stores			P
Hobby shops		P	P
Hotels, motels, and time-share projects		P	P
Interior Decorators (office & sales)	P		P
Jewelry stores	L	P	P
Leather goods and luggage shops		L	P
Liquor stores		P	P
Lithography shops			P
Locksmith shops	P		P
Medical, dental, biological, and X-ray laboratories	P		
Medical appliance sales			P
Music stores		P	P

COMMERCIAL	MV- CO	MV- CV	MV- CR
Newspaper plants	CUP		CUP
Nurseries (plants)	L	L	P
Office furniture and equipment sales	L		P
Offices; business and professional	P	P*	P*
Paint and wallpaper stores			P
Palm Readers, psychic readers	P	L	P
Parking lots/structures	P	P	P
Pet shops			P
Pharmacies	L	L	P
Photographic equipment, supplies and film processing stores	L	P	P
Photographic studios	L		P
Physical Therapists	P		P
Plumbing shops 5,000 sq. ft. or less; enclosed			P
Post offices	P	P	P
Private clubs, fraternal organizations and lodges	P	P*	P
Professional Schools	P		P
Public utility electric substations, gas regulators and communications equipment buildings	P	P	P
Pushcarts	Subject to Land Development Code Section 141.0619		
Radio, television and home appliance repair shops			P
Recreational facilities enclosed; including bowling lanes, skating rinks, gymnasiums, and health centers	P	P	P
Recreation Facilities - Open Air	CUP	CUP	CUP

COMMERCIAL	MV- CO	MV- CV	MV- CR
Recycling Collection Center	L	L	P
Restaurants	P	P	P
Schools, public, private and nursery	P		P
Shoe stores		P	P
Shoe repair shops	P	P	P
Sporting goods stores	L	P	P
Stationers	L	P	P
Studios for teaching or art, dancing and music	P	L	P
Theaters, Nightclubs and bars of 5,000 sq. ft. or less	P	P	P
Theaters, nightclubs and bars over 5,000 sq. ft.	CUP	CUP	CUP
Tire sales, repair and recapping establishments (if entirely within an enclosed building)			P
Trade and business schools	P		P
Trailer sales agencies			P
Transportation terminals	P	P	P
Travel bureaus	P	P	P
Union Hall (social activities) + trade associations	P		P
Union Meeting Hall, hiring hall and office			P
Variety stores	L	L	P
Video Sales and Rentals	L	L	P
Wedding chapels	CUP	CUP	CUP
Wholesaling or warehousing of goods and merchandise, provided that the floor area occupied for such use per establishment does not exceed 5,000 sq. ft. For automobile dealership, the area shall not exceed 15,000 sq. ft.			P

COMMERCIAL	MV- CO	MV- CV	MV- CR
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